



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

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DIRECTOR

Deputy Directors  
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BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF NON-EXCLUSIVE RENT-A-CAR CONCESSIONS  
LIHUE AIRPORT

KAUAI

The Department of Transportation (DOT) proposes to offer eight non-exclusive Rent-A-Car Concessions (Concession) at Lihue Airport on the Island of Kauai. The following contains a description and summary of some of the major terms and conditions that the DOT anticipates incorporating into the Concession Agreements and companion Premises Leases:

PURPOSE:

To award Concession Agreements to eight qualified Concessionaires submitting the highest bids to operate non-exclusive Concessions at Lihue Airport. The five qualified Concessionaires submitting the highest bids will be receive Premises Leases that include Baseyards and Counters, the remaining three will receive Premises Leases covering Counters only.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.  
Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Lihue Airport, Island of Kauai, Hawaii  
Tax Map Key: 4<sup>th</sup> Division, 3-5-01:Portion of 8

PREMISES:

- At the Commencement of the Premises Lease:
  1. Baseyards

ITEM M-5

- a. LIH-001-131A containing an area of approximately 14,498 square feet  
LIH-001-131B containing an area of approximately 106,226 square feet
  - b. LIH-001-128 containing an area of approximately 68,214 square feet
  - c. LIH-001-131C containing an area of approximately 39,475 square feet  
LIH-001-132 containing an area of approximately 44,190 square feet
  - d. LIH-001-133 containing an area of approximately 83,223 square feet
  - e. LIH-001-129 containing an area of approximately 45,437 square feet  
LIH-001-130 containing an area of approximately 86,756 square feet
2. Counter Spaces
- a. LIH-307-101 containing an area of approximately 102 square feet
  - b. LIH-307-102 containing an area of approximately 101 square feet
  - c. LIH-307-103 containing an area of approximately 101 square feet
  - d. LIH-307-110 containing an area of approximately 63 square feet
  - e. LIH-307-113 containing an area of approximately 101 square feet
  - f. LIH-307-114 containing an area of approximately 101 square feet
  - g. LIH-307-115 containing an area of approximately 102 square feet

- During the term of the Agreement:

The DOT may, at the DOT's sole discretion, require or permit the Concessionaire to add additional spaces.

ZONING:

State Land Use:	Urban
County:	Industrial (IG-STP)

LAND STATUS:

Section 5(a), Hawaii Admission Act – Non-ceded  
DHHL 30% entitlement lands: Yes\_\_\_ No X

TERM:

The Concession Agreements will be for five years commencing on June 1, 2009, and ending on May 31, 2014. The Premises Leases will be for ten years commencing on June 1, 2009, and ending on May 31, 2019.

Should the Concessionaire not be a successful bidder for a successor Concession Agreement after five-year term, the Premises Lease will terminate and be issued to the new successful bidder who will be responsible for compensating the Concessionaire for any unamortized cost of the leasehold improvements constructed on the Premises.

CONCESSION FEE AND PREMISES RENTAL:

The total annual concession fee established in the Concession Agreement shall be the greater of the following:

- a. Minimum Annual Guaranteed Fee. The minimum annual guaranteed concession fee for each year of the Concession Agreement shall be as set forth in the Concessionaire's Bid Proposal (hereafter the "MAG"), or
- b. Percentage Fee. Ten percent (10%) of the gross receipts of the concession.

The upset minimum annual concession fee shall not be less than ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00).

The premises rent under the Premises Leases shall be the product of the square footage of the premises and the applicable rate for car rental use. For the counters, that rate currently is \$18.90 per square foot per annum. For the baseyards, the rate currently is \$1.51 for improved paved land.

IMPROVEMENTS:

For Concessionaire's that have baseyards, the Concessionaire will be required to invest a minimum total of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) for improvements, fixtures, and equipment in all of the spaces assigned under the Agreement in accordance with DOT and county building standards.

For Concessionaire's that only have counters there will be no minimum improvement requirement.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject qualifies under exempt Class of Action No. 1 – "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

BASIS OF AWARD:

The award of the Agreements will be to the eight highest responsible bidders, based upon the total amount of the minimum annual guaranteed concession fee bid for the five-year term of the Concession Agreement.

REMARKS:

The on-airport Rent-A-Car concessions have been on a holdover status for several years. The issuance of Concession Agreements will provide stability to the car rental industry and allow the operators to make necessary improvements to facilities.

RECOMMENDATION:


That the Board authorize the call for sealed bid tenders and issuance of a new non-exclusive Rent-A-Car concession subject to: 1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 2) review and approval by the Department of the Attorney General.

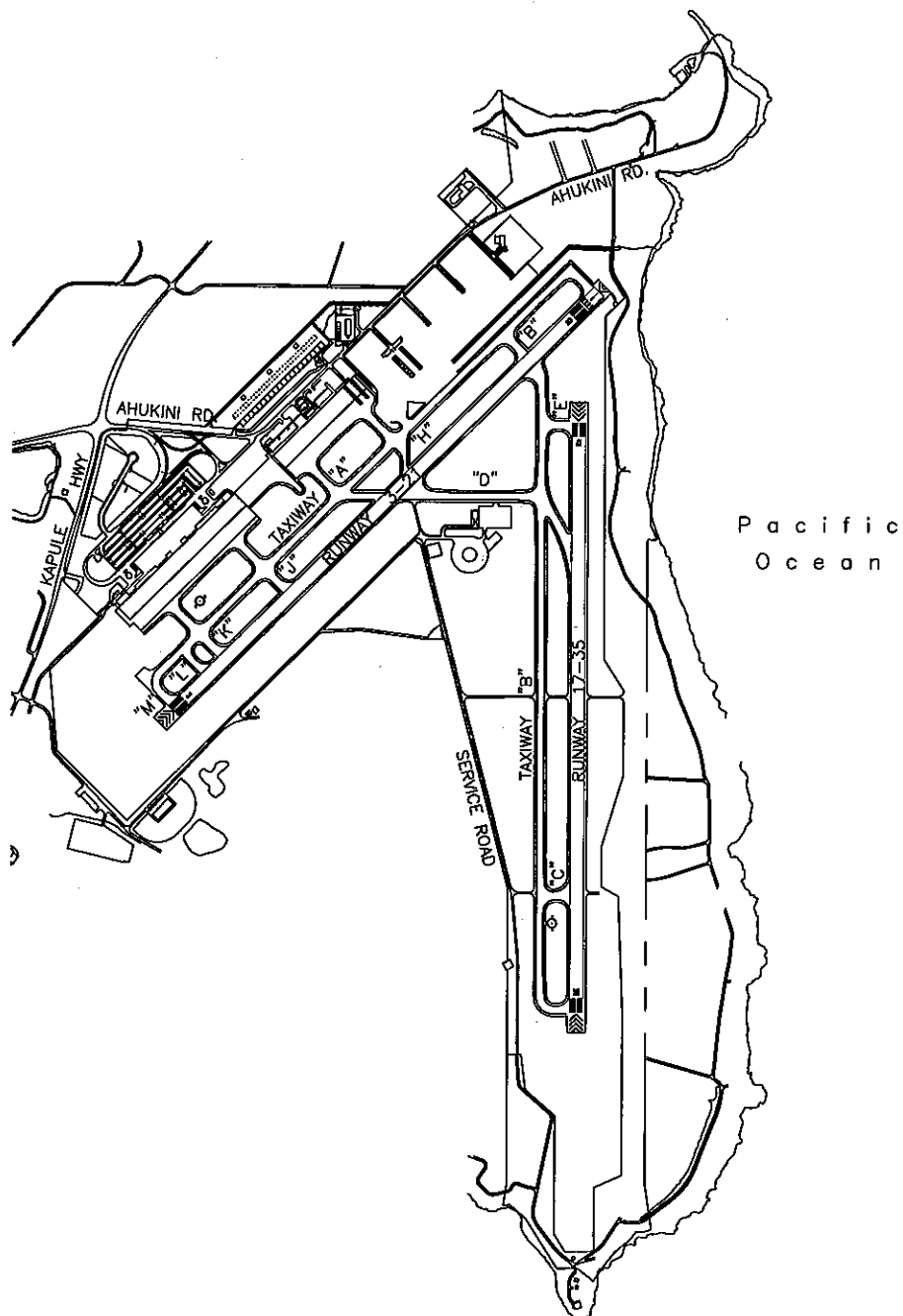
Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.  
Director of Transportation

APPROVED FOR SUBMITTAL:

  
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LAURA H. THIELEN  
Chairperson and Member



SCALE: 1" = 2000'

DATE : JANUARY 2008

EXHIBIT: **E-1**



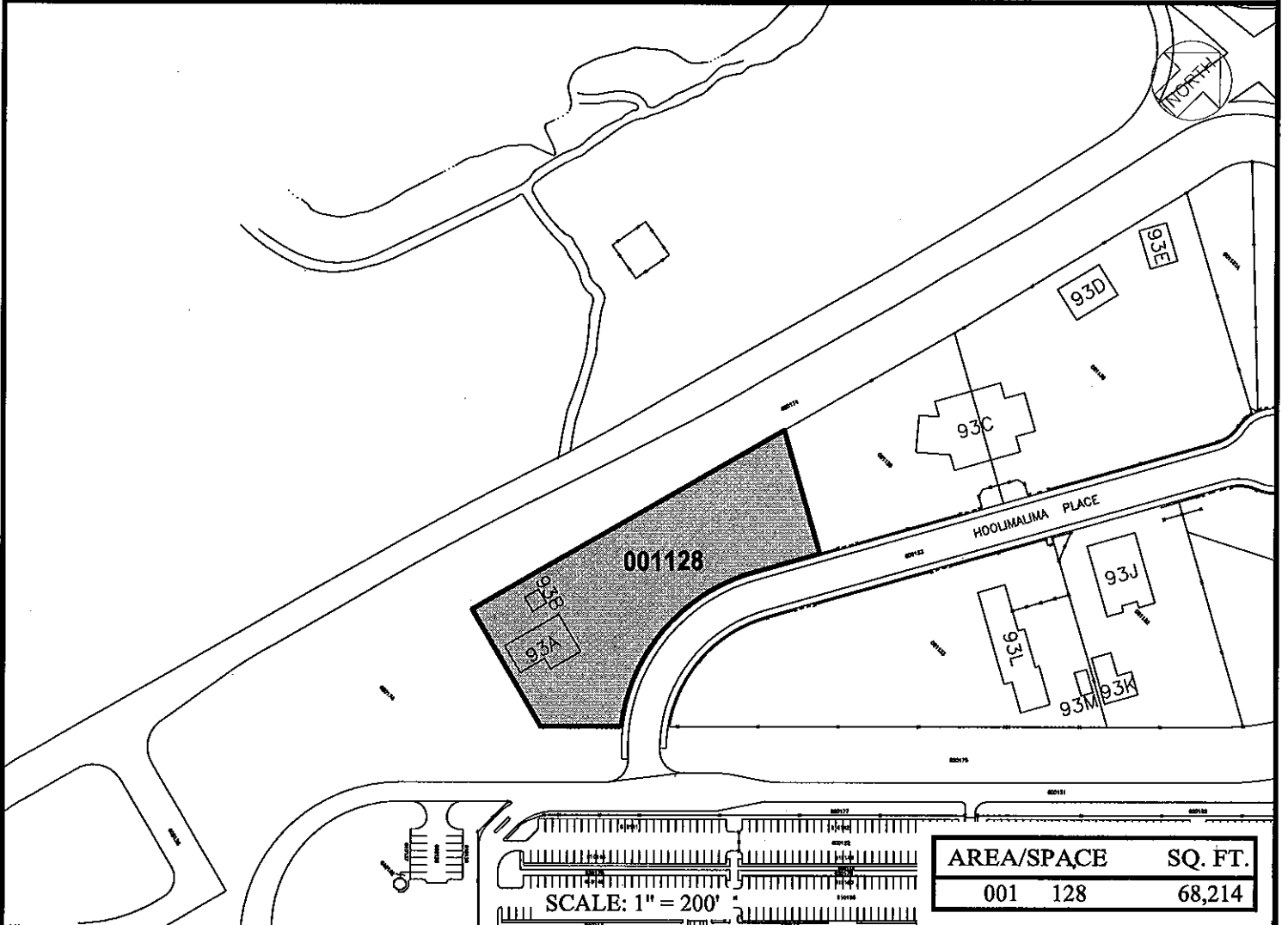
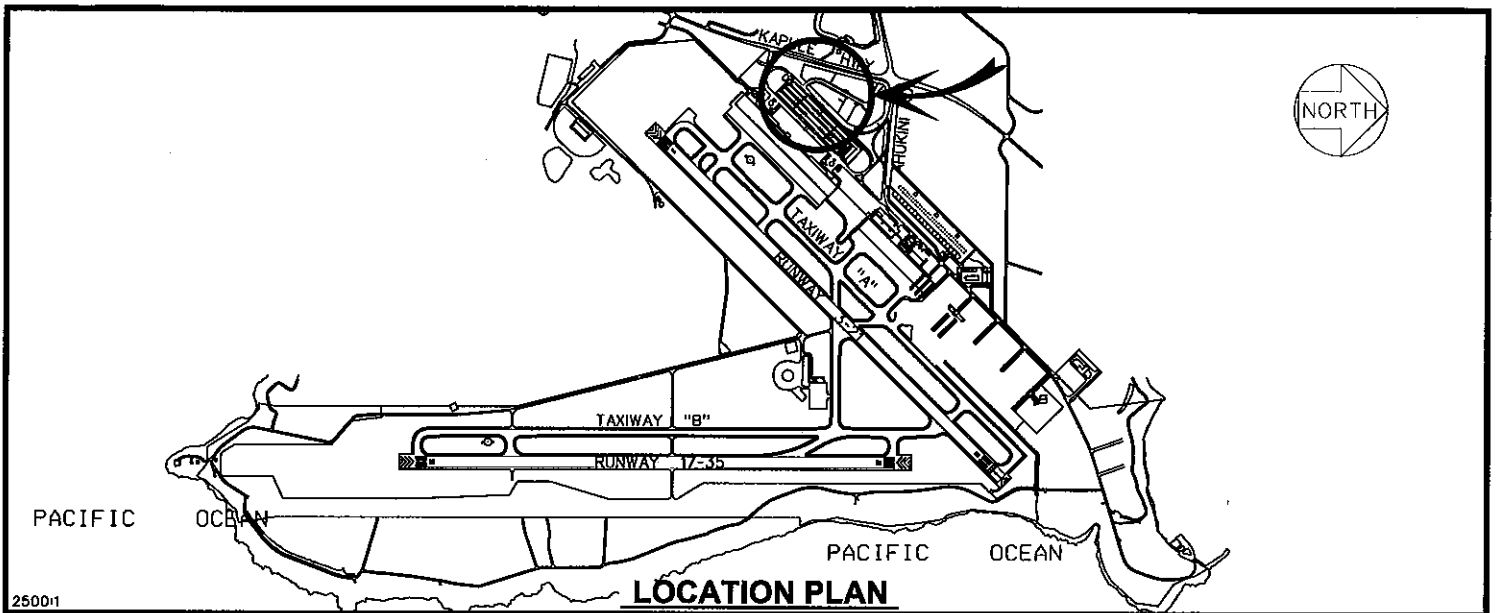
Airports Division

"AIRPORT"

PLAT 01

**LIHUE AIRPORT**

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DATE : JANUARY 2008

EXHIBIT: **E-2**



Airports Division

RENT-A-CAR BASEYARDS

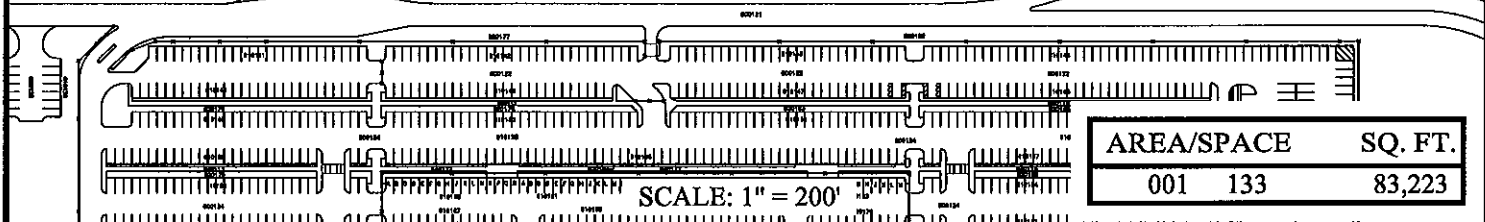
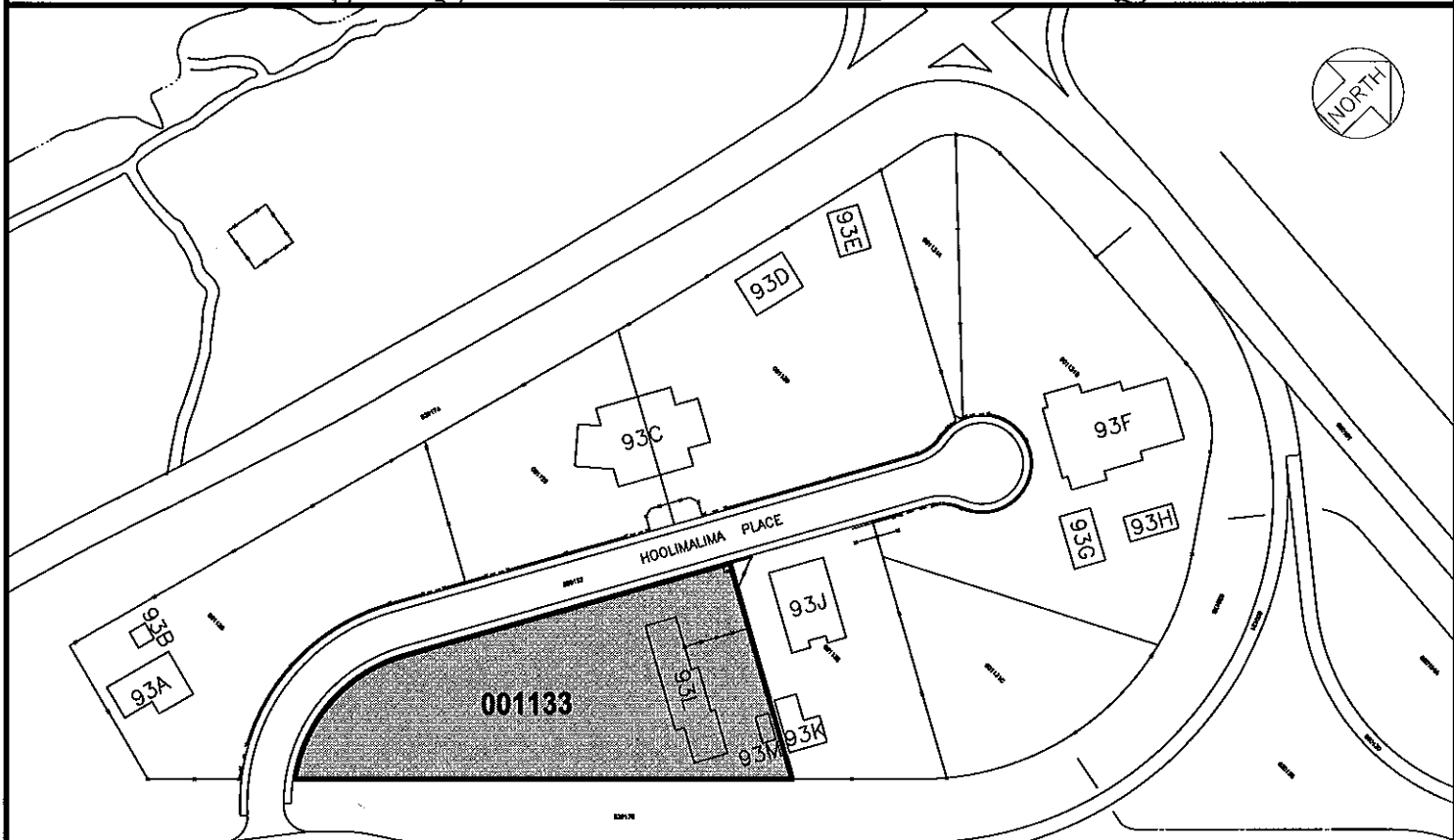
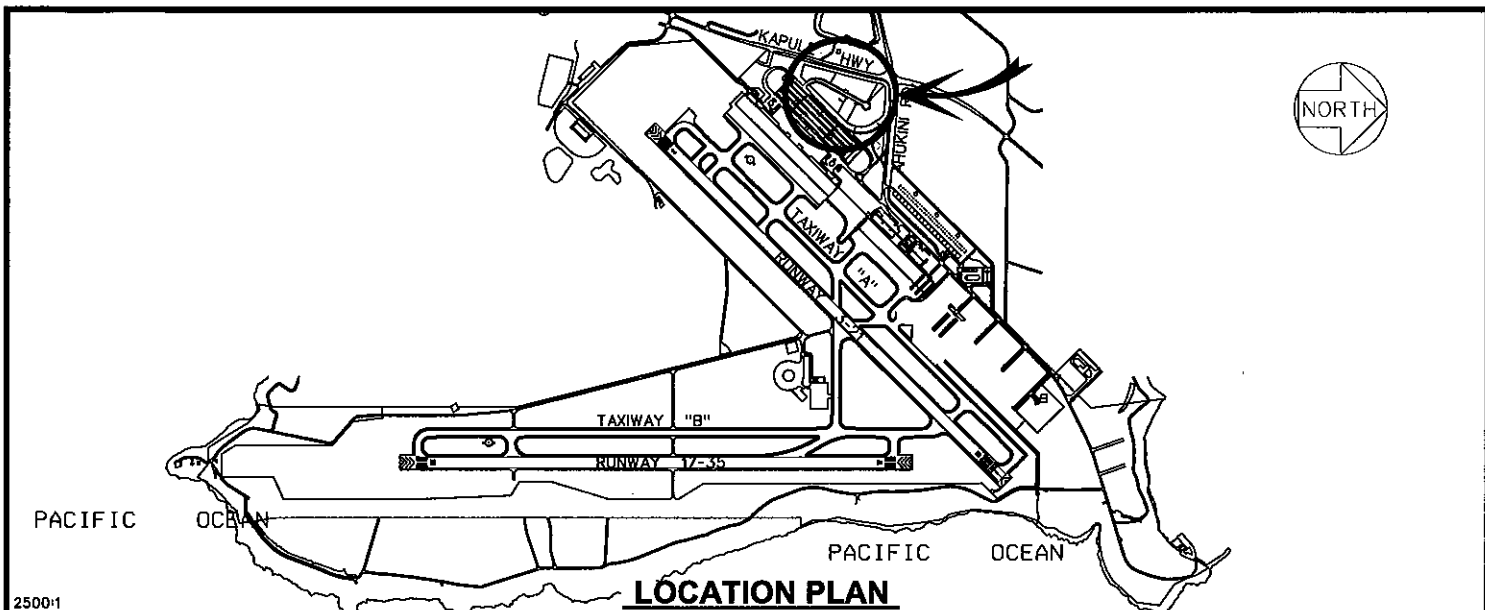
RAC SPACES LOCATIONS

001128

PLAT A1

**LIHUE AIRPORT**

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DATE : JANUARY 2008

EXHIBIT: **E-3**



RENT-A-CAR BASEYARDS

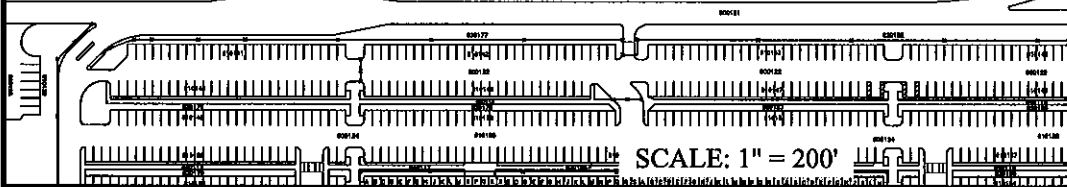
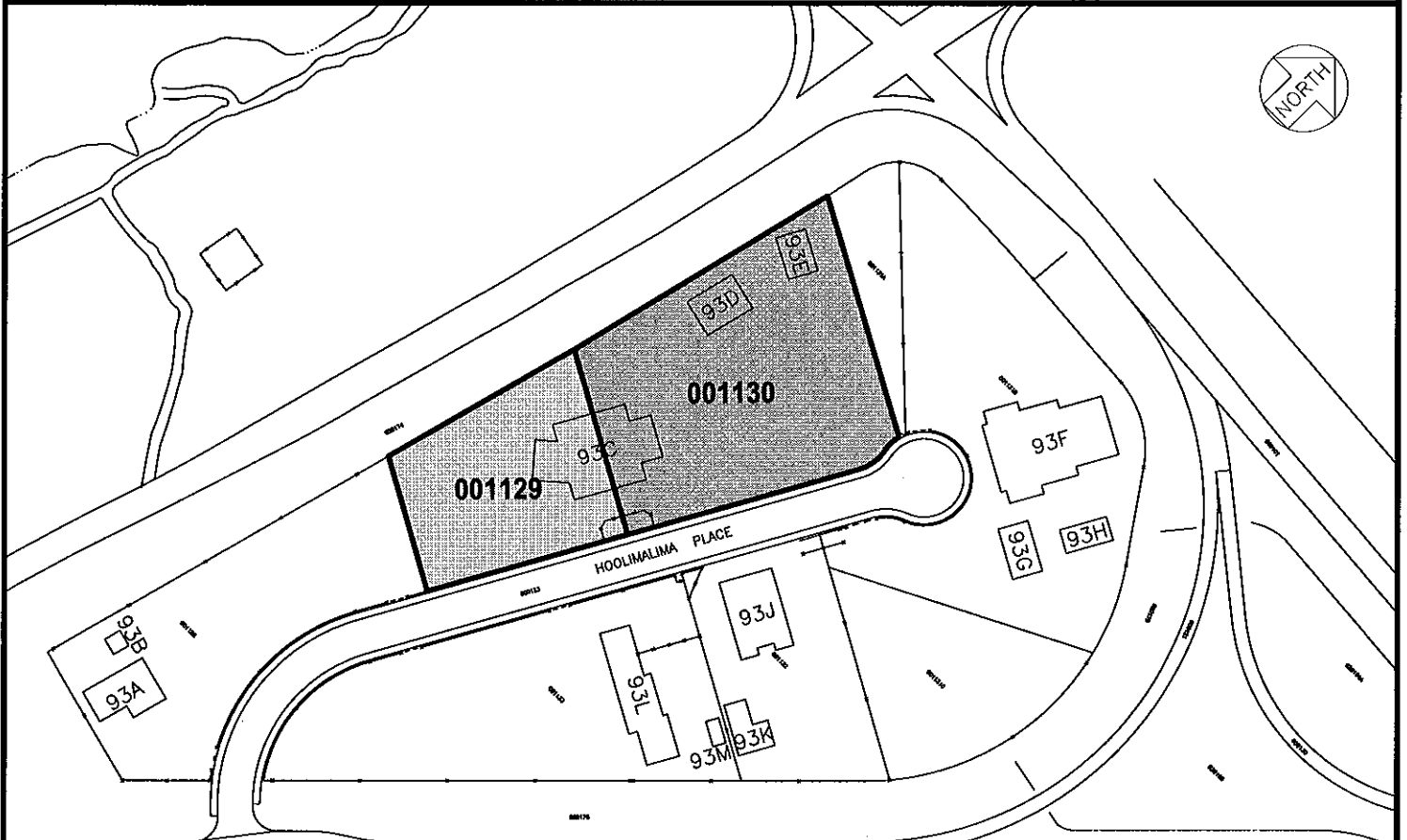
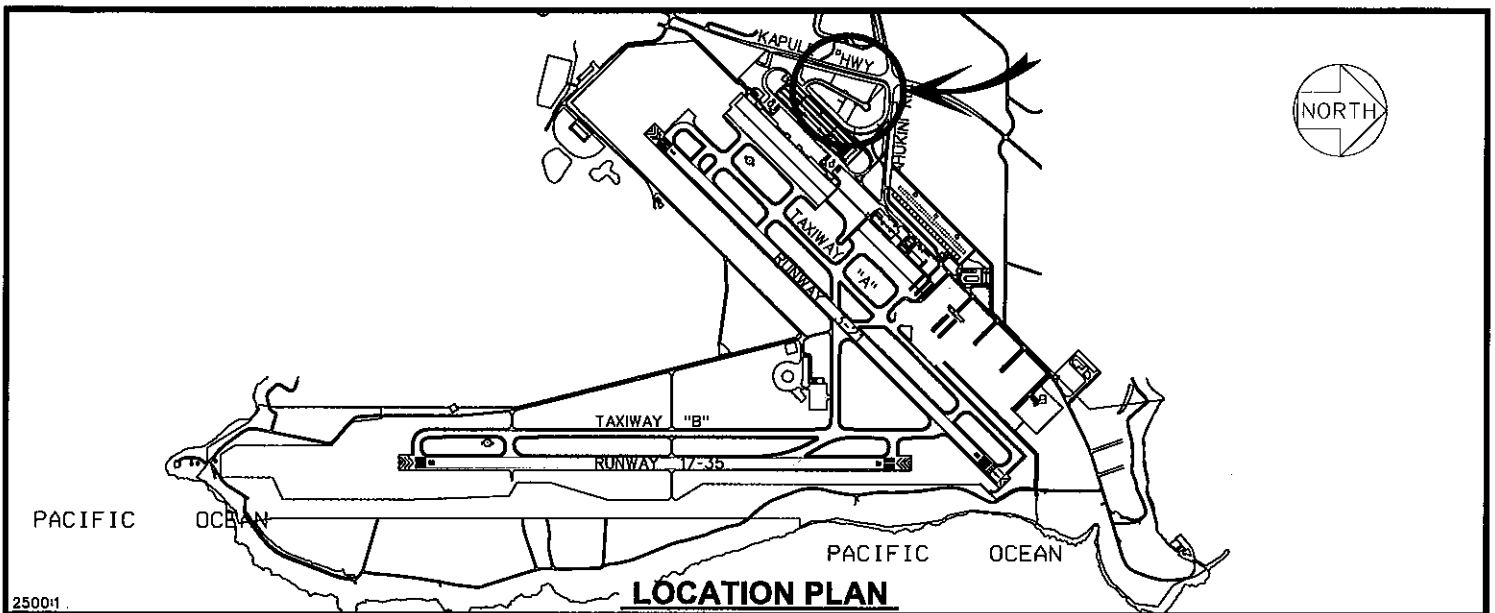
RAC SPACES LOCATIONS

001133

PLAT A1

**LIHUE AIRPORT**

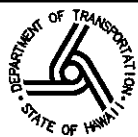
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AREA/SPACE	SQ. FT.
001 129	45,437
001 130	86,756

DATE : JANUARY 2008

EXHIBIT: **E-4**



Airports Division

RENT-A-CAR BASEYARDS

RAC SPACES LOCATIONS

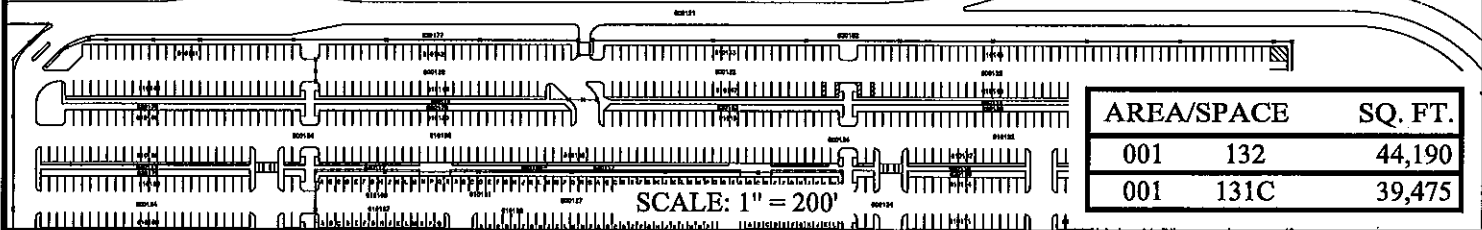
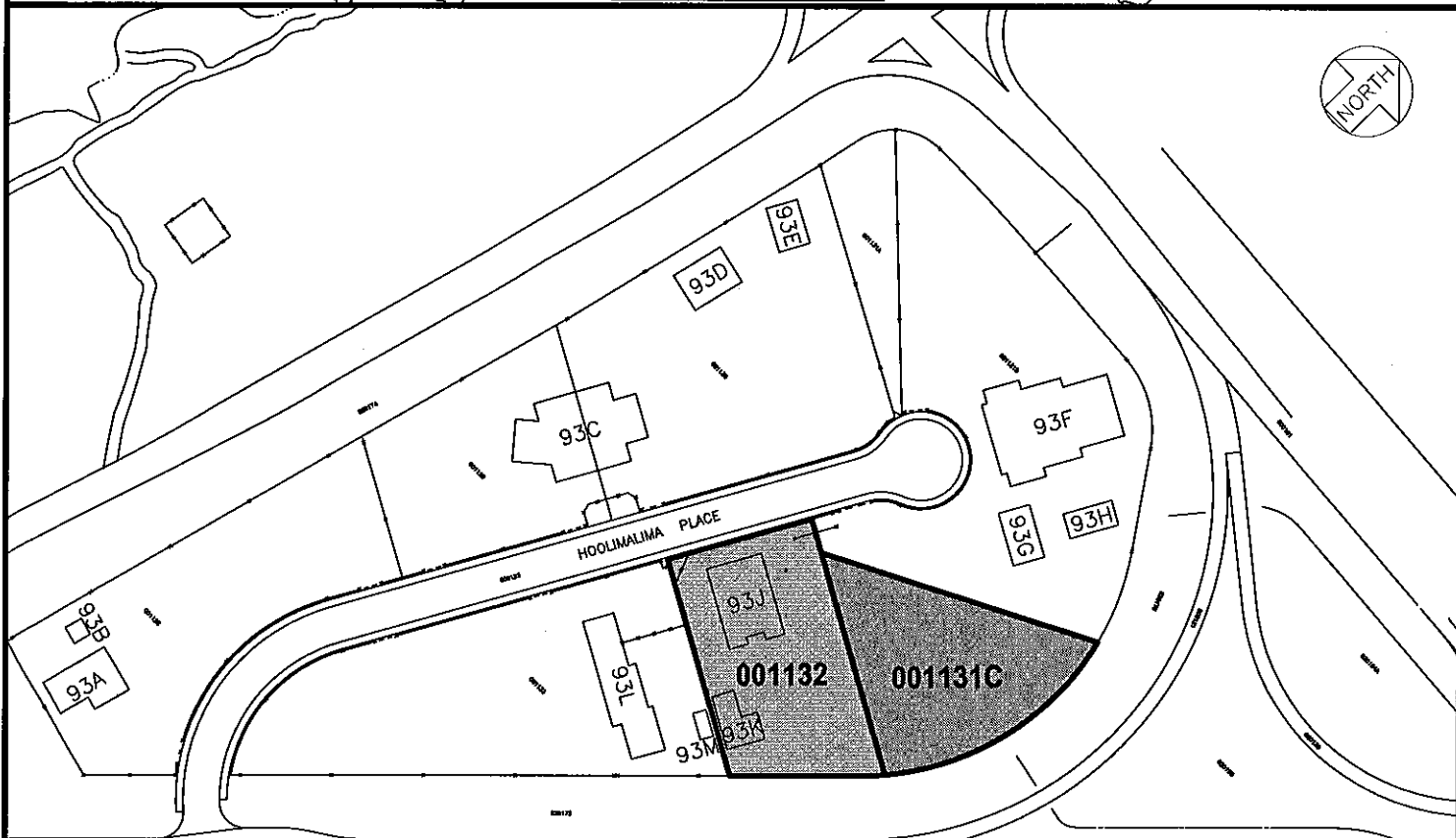
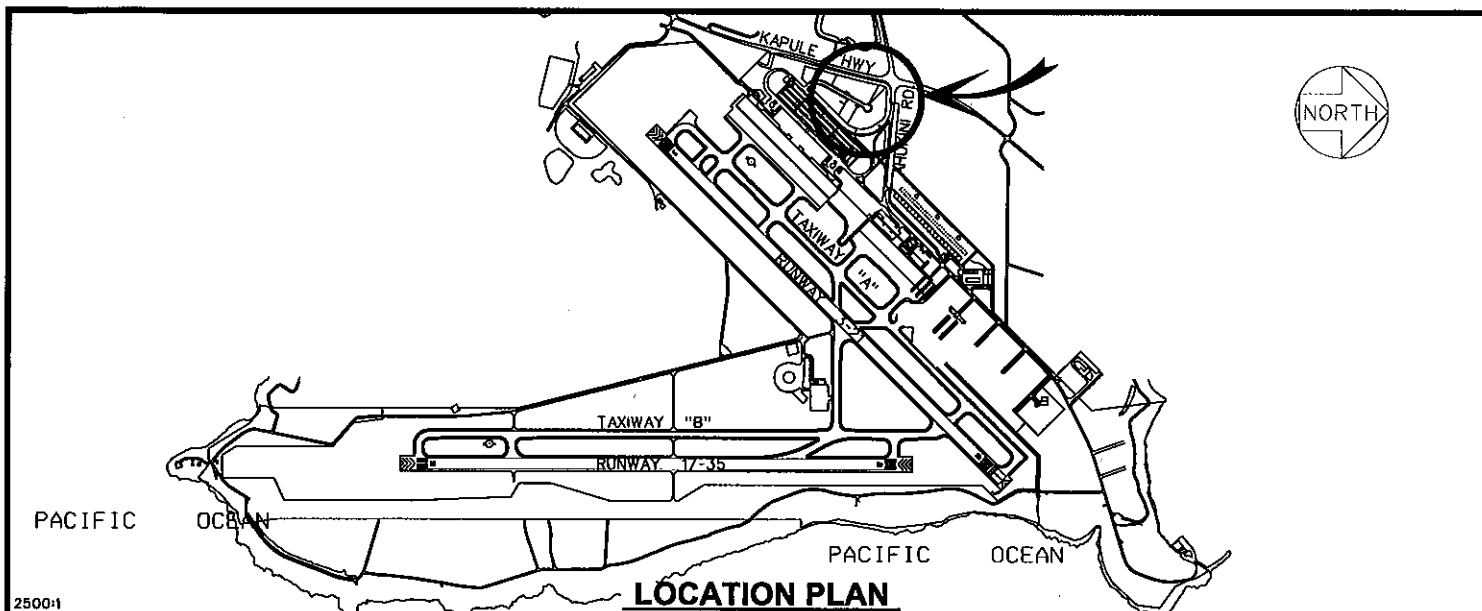
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PLAT D2, 34

**LIHUE AIRPORT**

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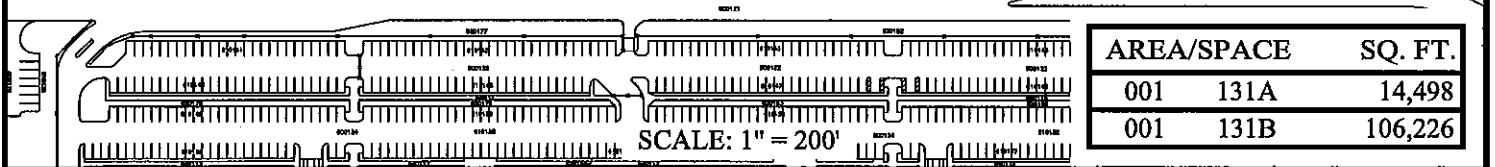
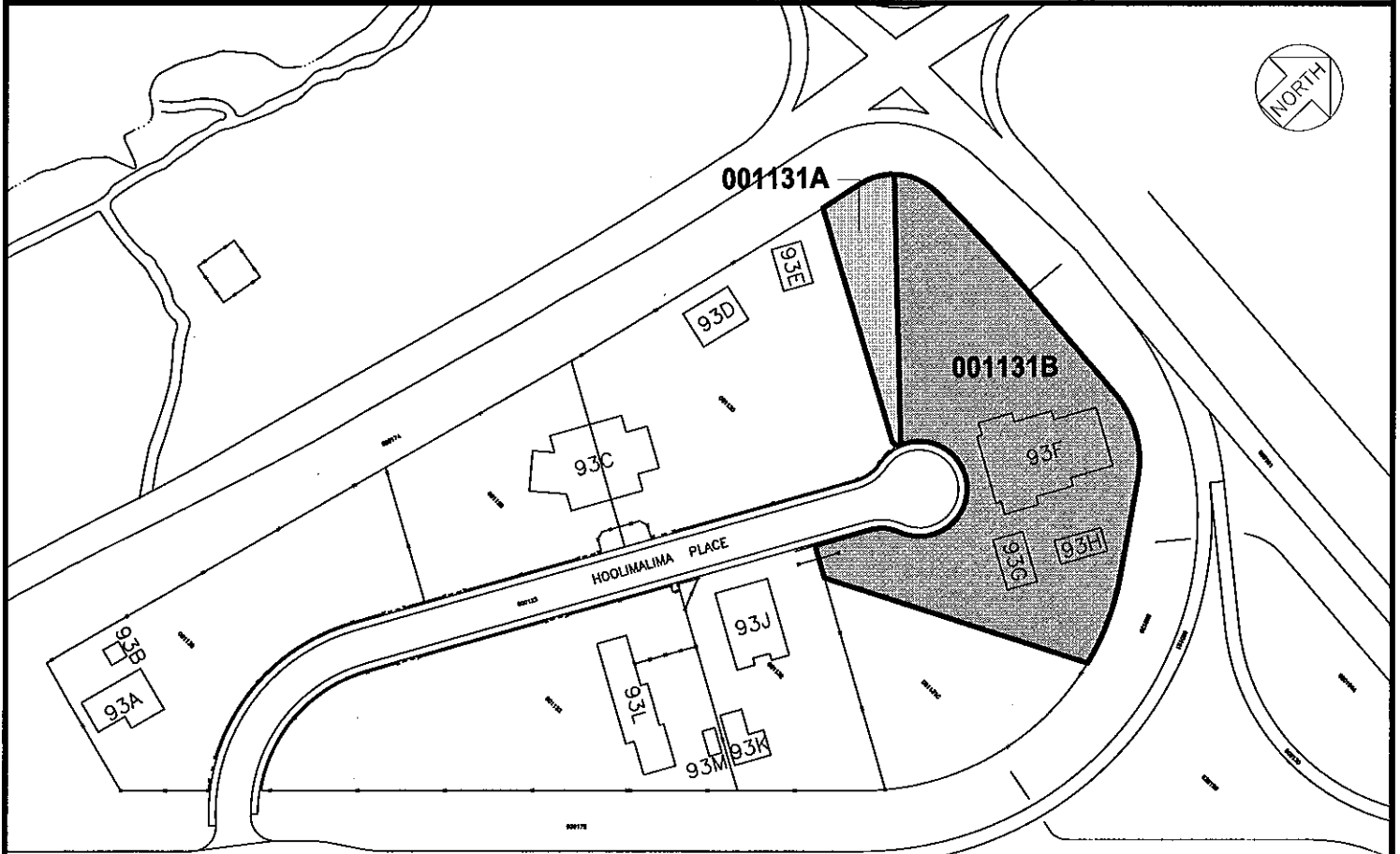
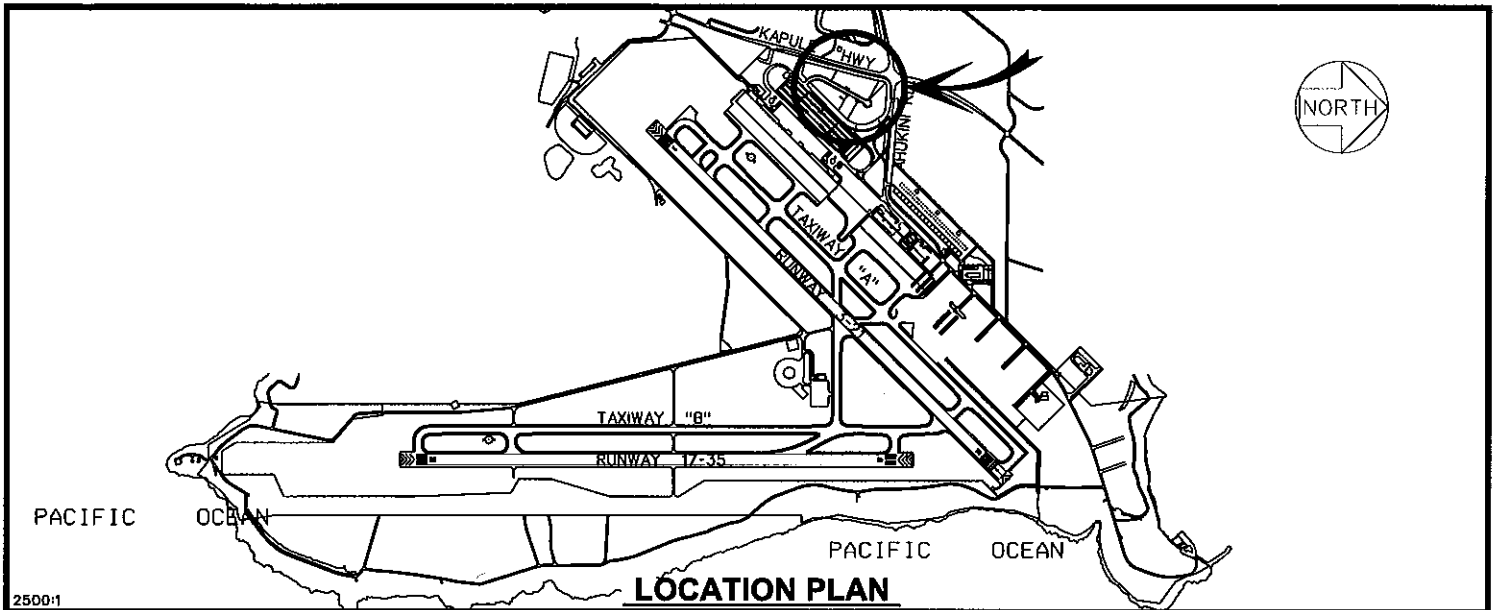
DATE : JANUARY 2008

EXHIBIT: **E-5**

<p>Department of Transportation State of Hawaii</p> <p>Airports Division</p>	<p>RENT-A-CAR BASEYARDS</p>	<p>RAC SPACES LOCATIONS</p>	<p>001131C 001132</p> <p>PLAT D2,34</p>
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**LIHUE AIRPORT**

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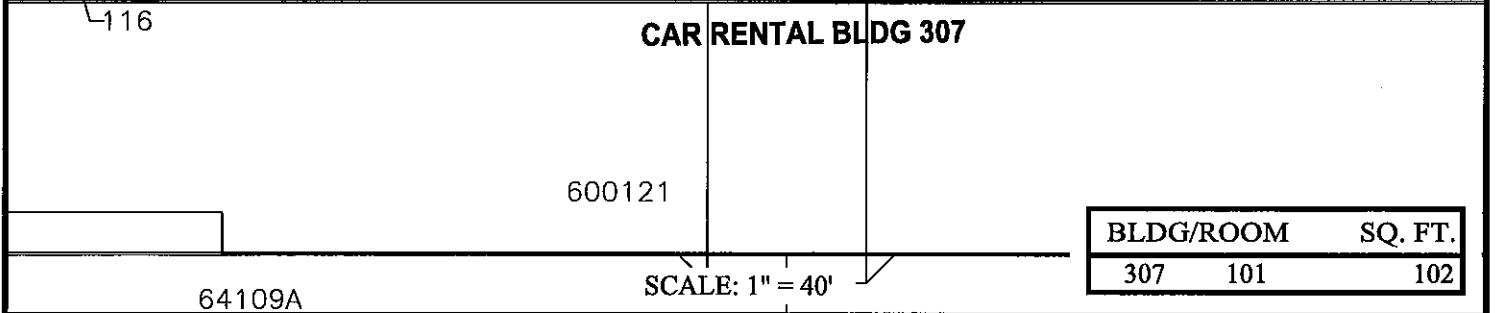
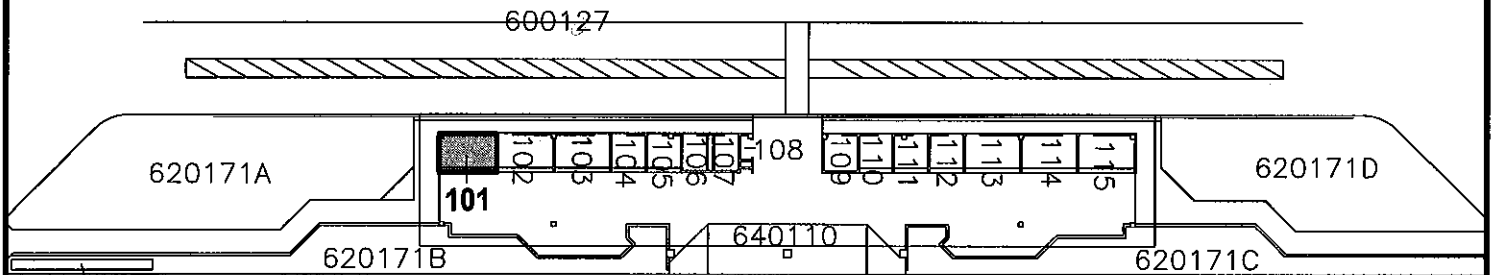
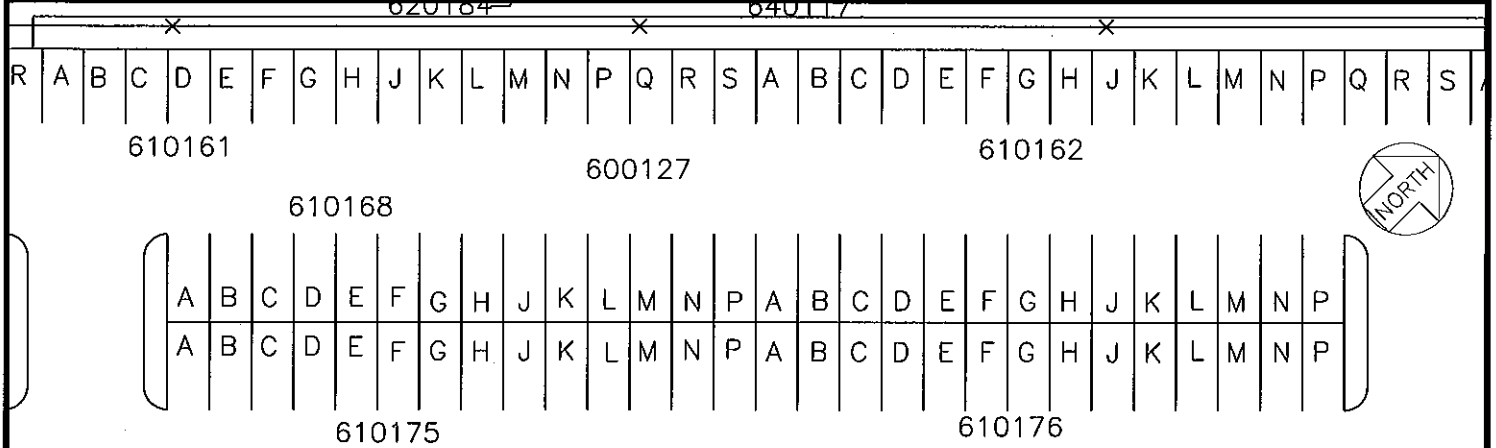
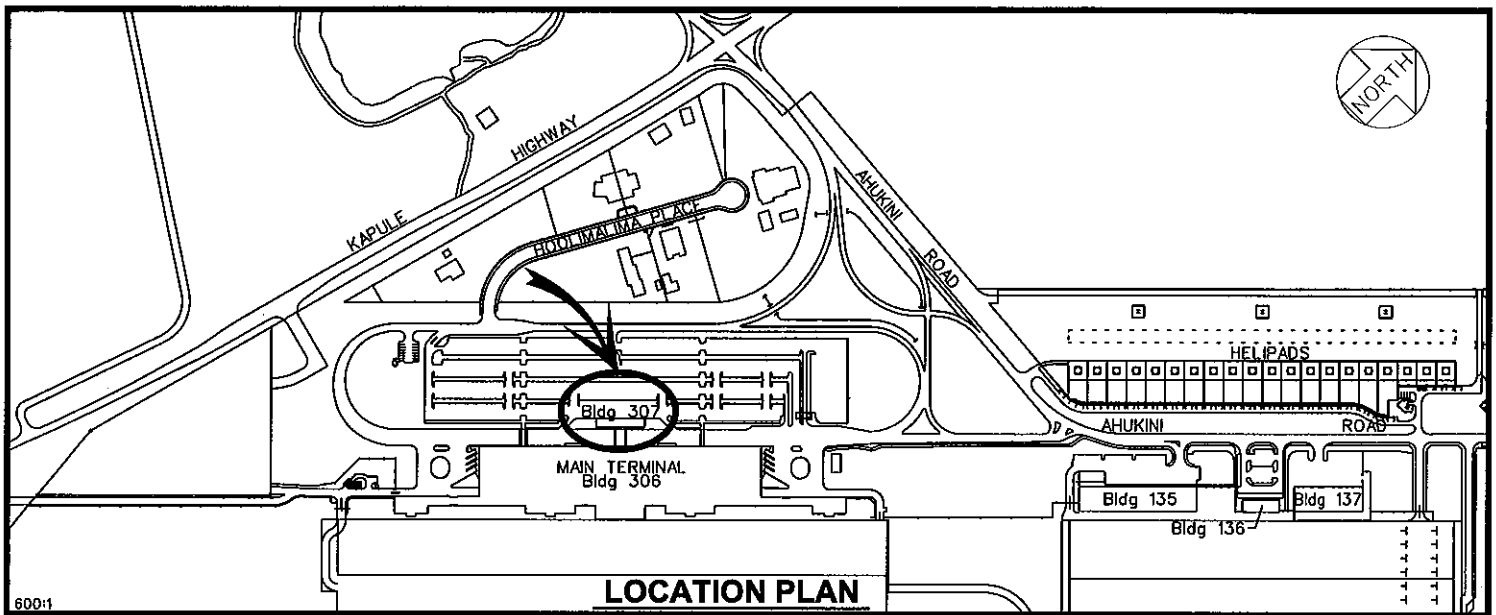
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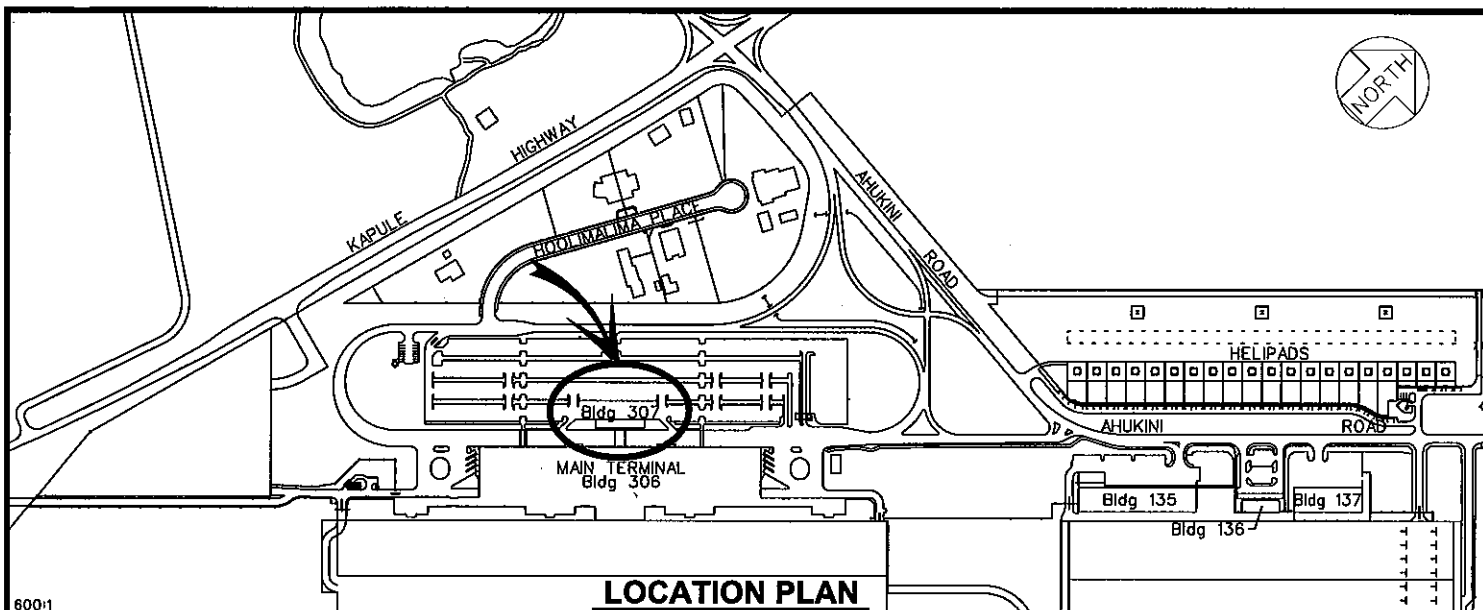
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**LIHUE AIRPORT**

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DATE : JANUARY 2008		EXHIBIT: E-7	
 <u>Airports Division</u>	RENT-A-CAR COUNTERS	RAC SPACES LOCATIONS	307101
			PLAT C2, 45



620184 640117

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610161

600127

610162

610168

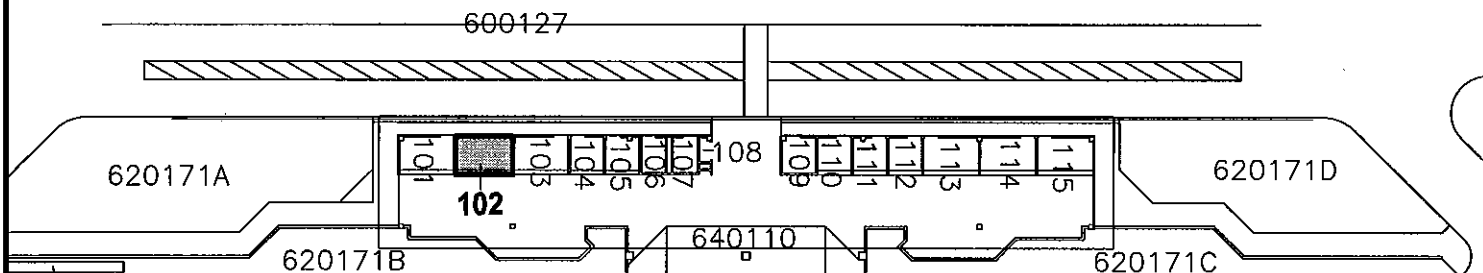
610169

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610175

610176

600127



SCALE: 1" = 40'

BLDG/ROOM	SQ. FT.
307 102	101

DATE : JANUARY 2008

EXHIBIT: **E-8**



Airports Division

RENT-A-CAR COUNTERS

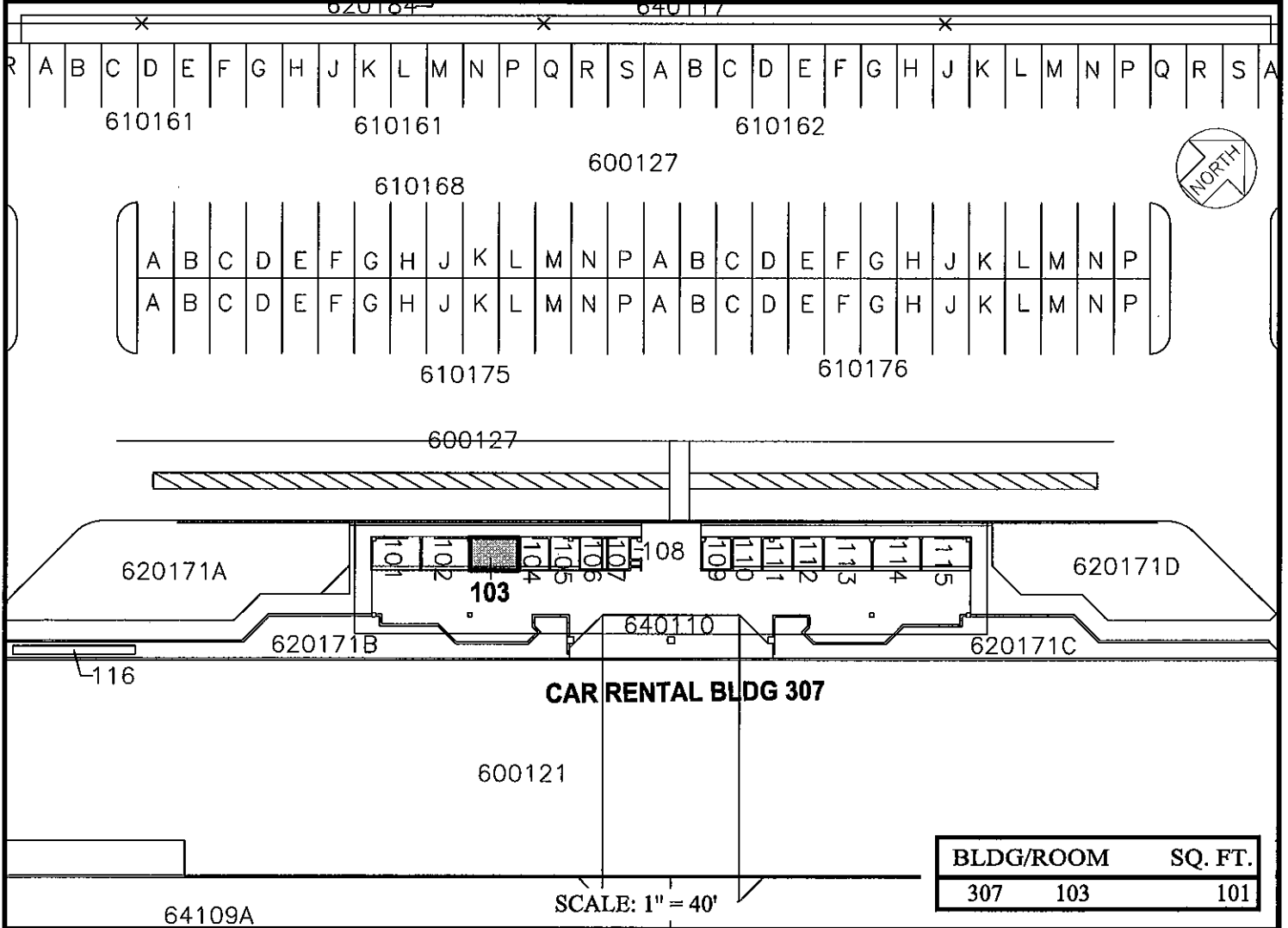
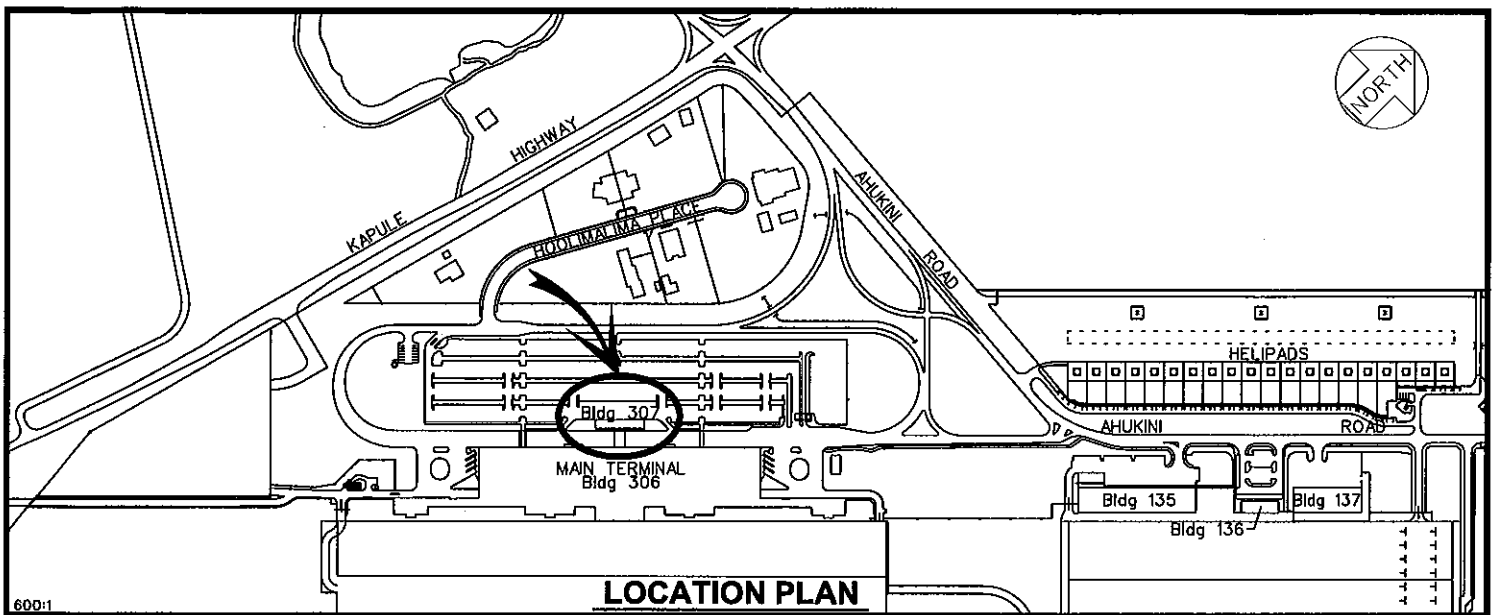
RAC SPACES LOCATIONS

307102

PLAT C2, 45

**LIHUE AIRPORT**

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DATE : JANUARY 2008

EXHIBIT: **E-9**



Airports Division

RENT-A-CAR COUNTERS

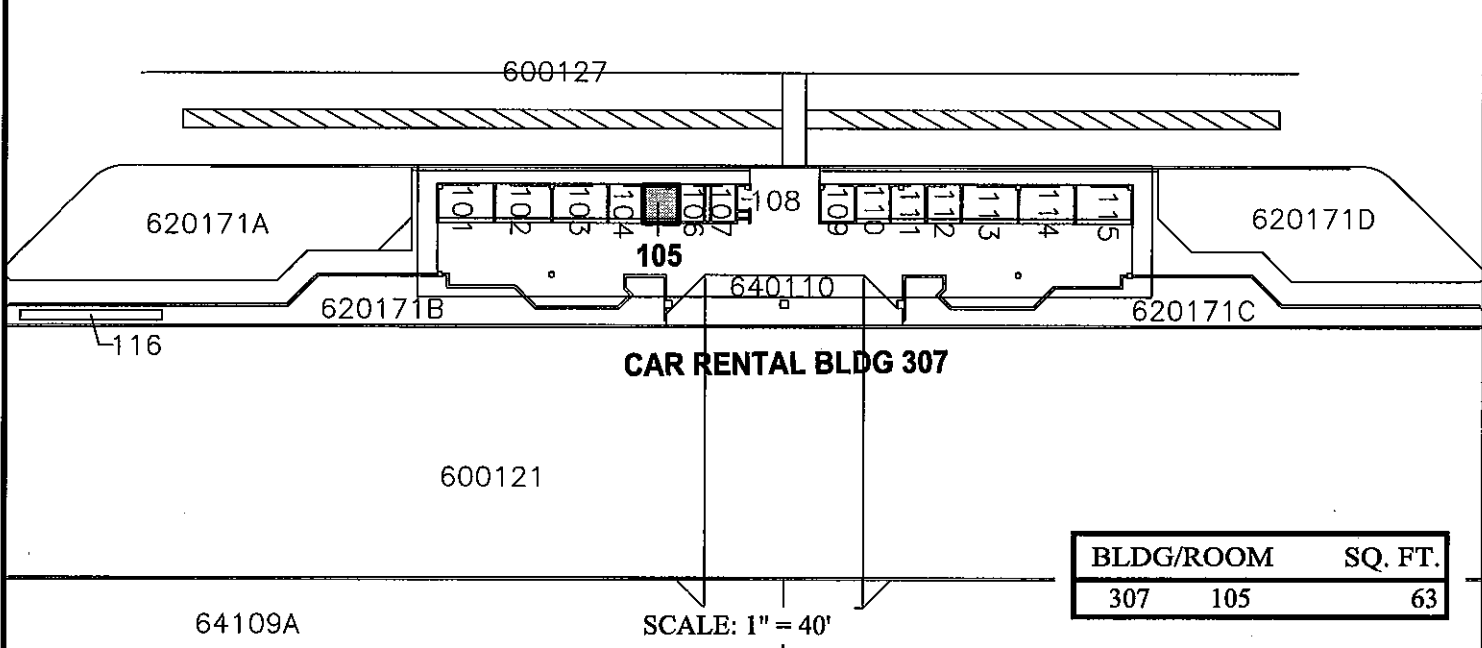
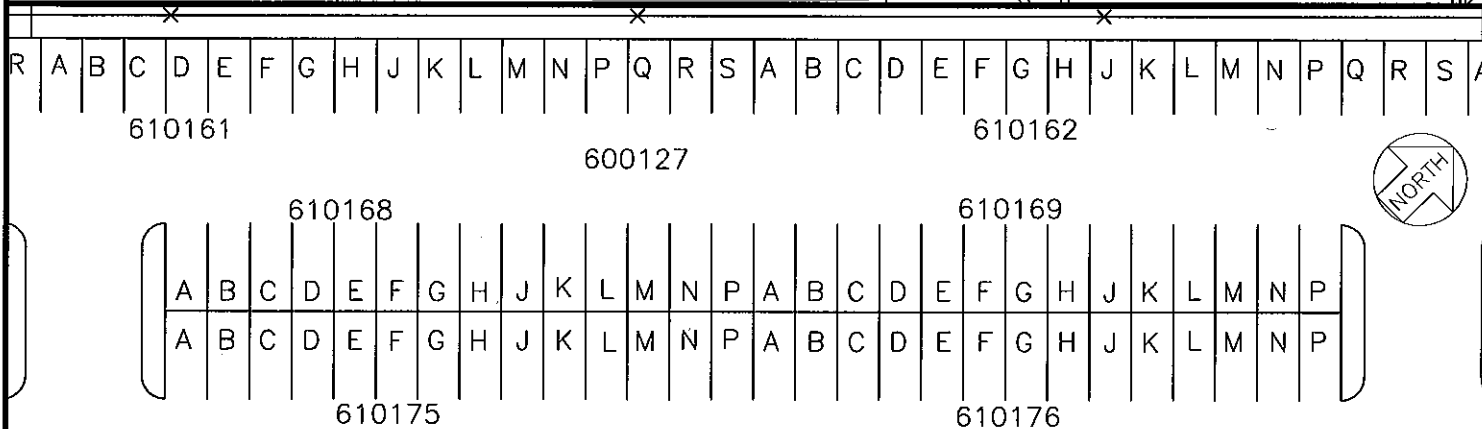
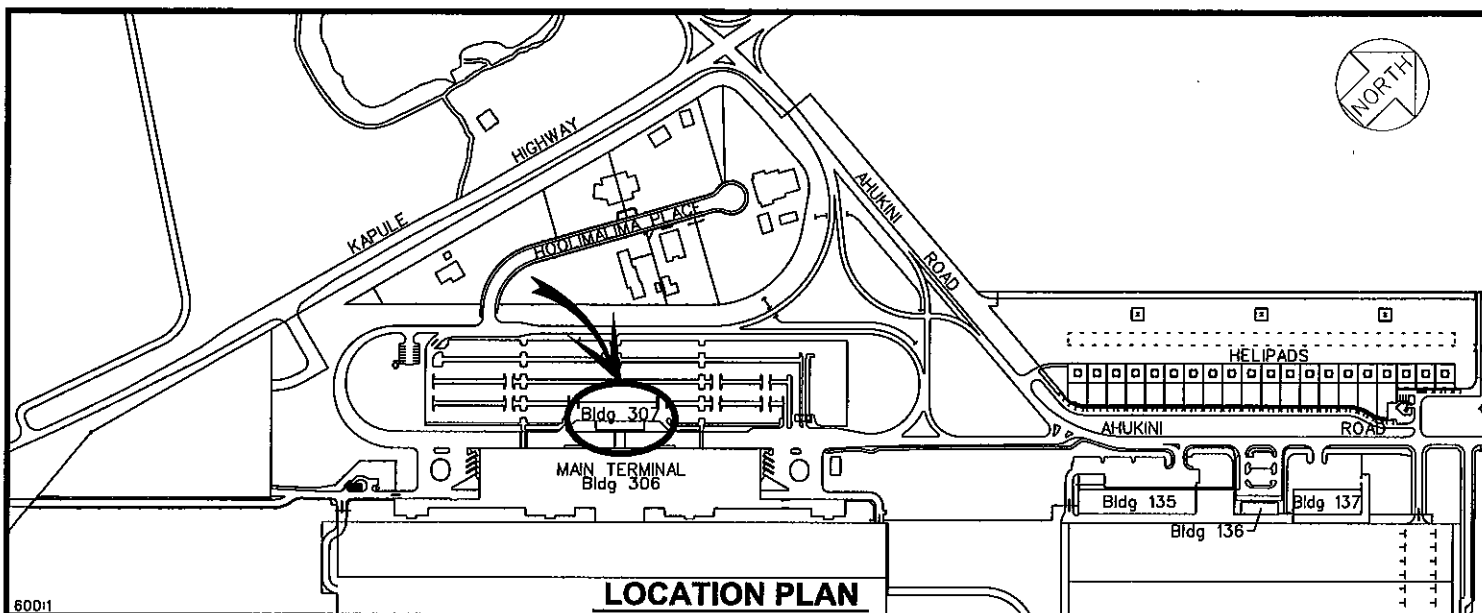
RAC SPACES LOCATIONS

307103

PLAT C2, 45

**LIHUE AIRPORT**

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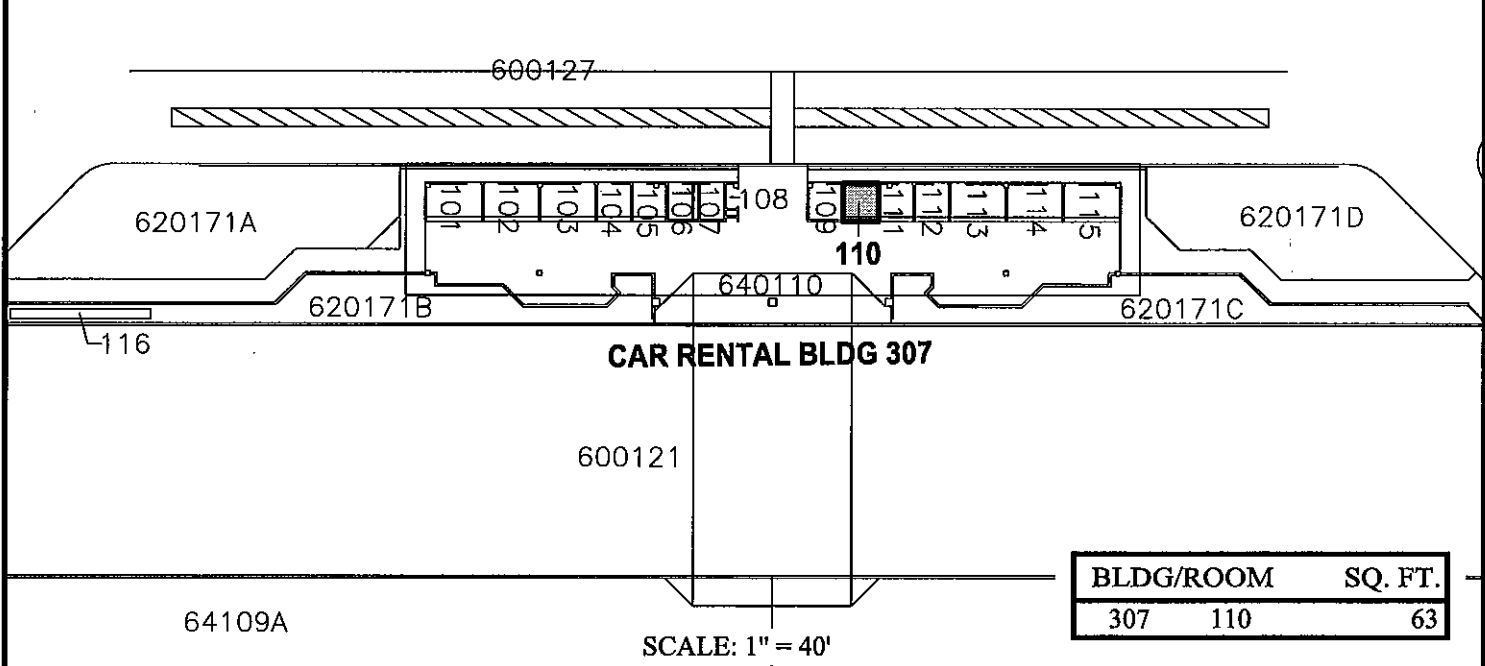
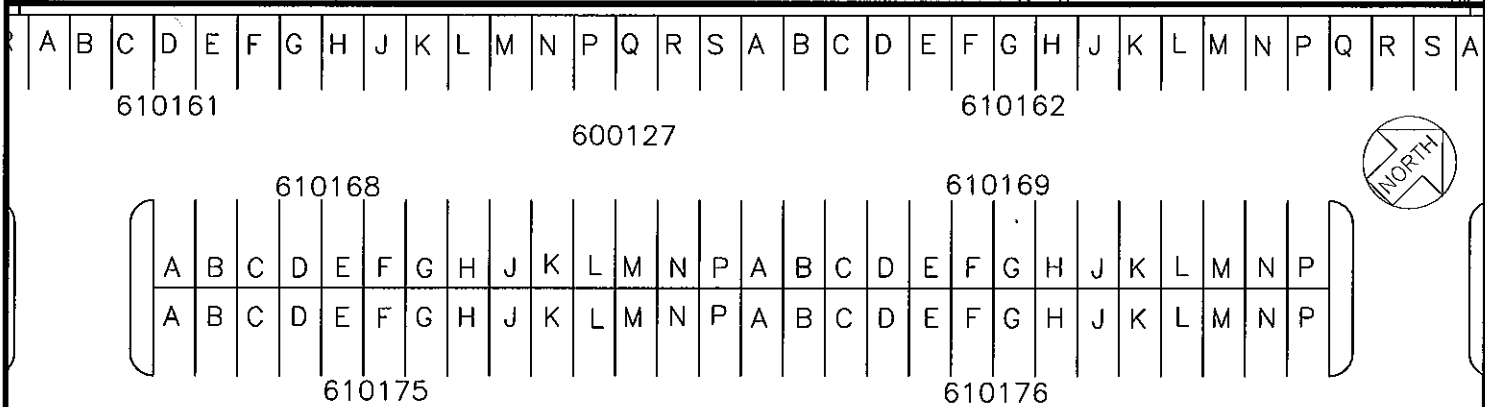
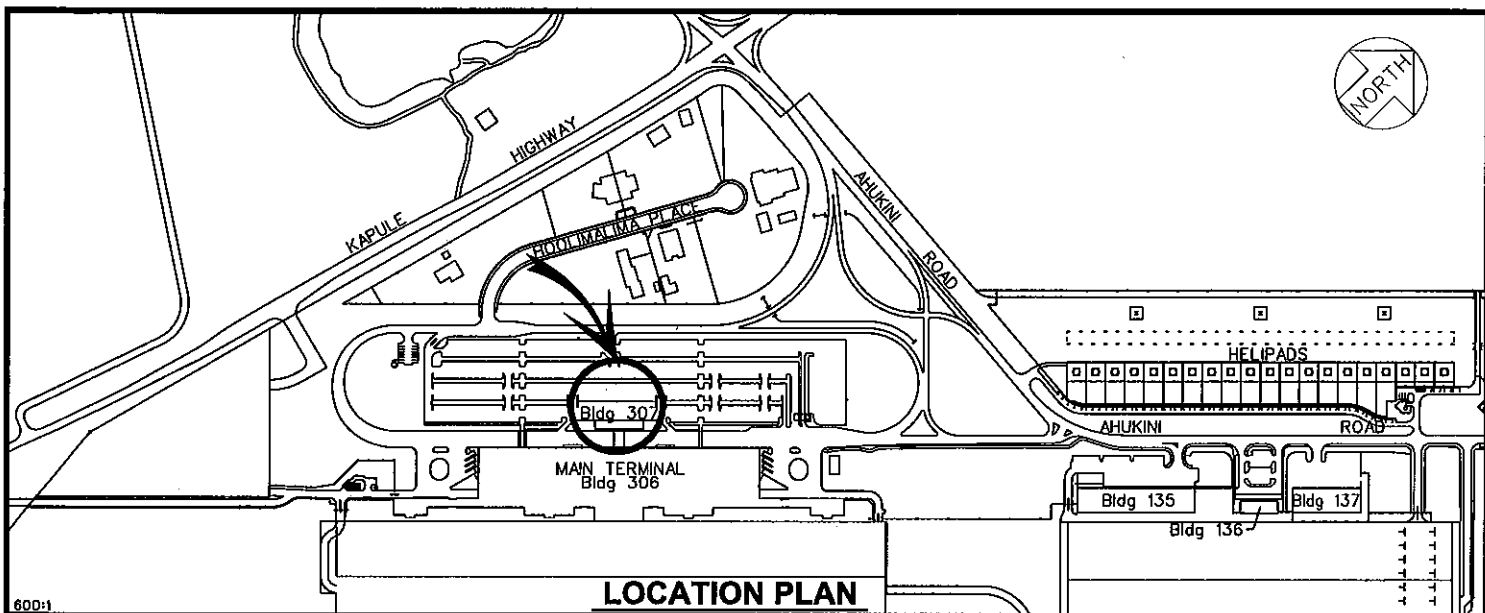
DATE : JANUARY 2008

EXHIBIT: **E-10**

<p>Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>307105</p> <p>PLAT D2, 45</p>
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**LIHUE AIRPORT**

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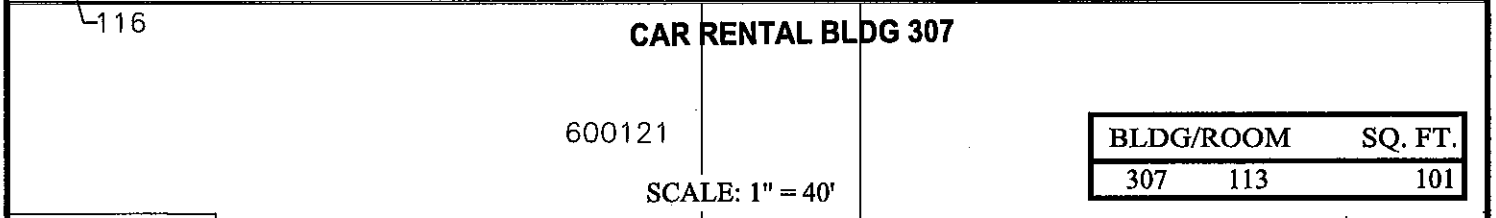
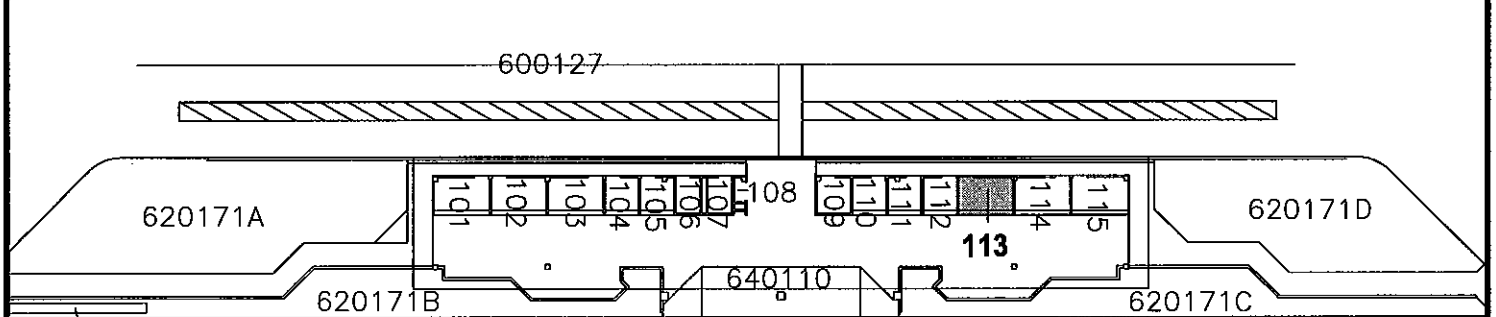
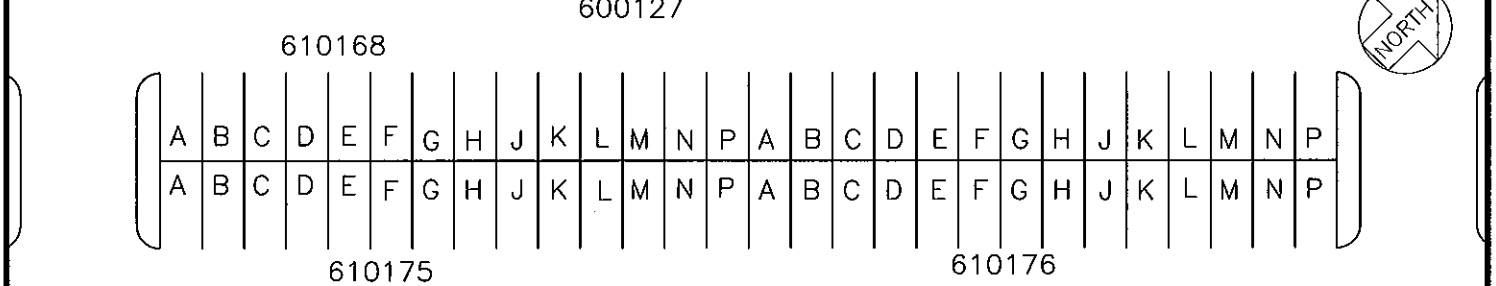
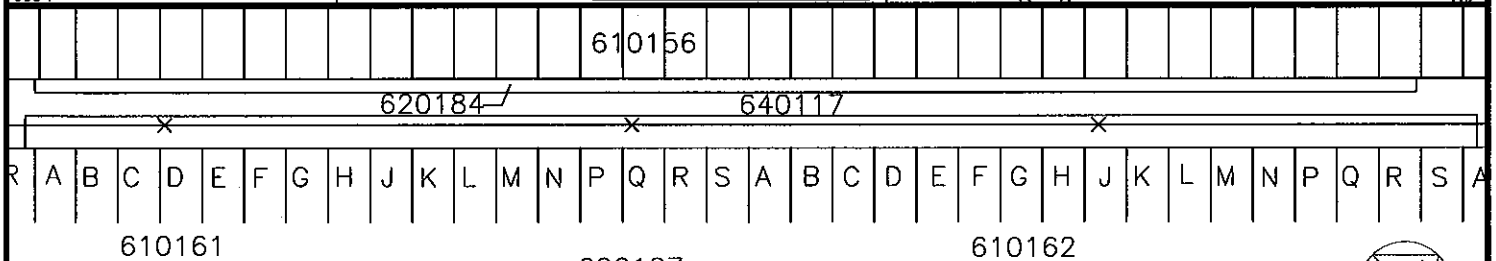
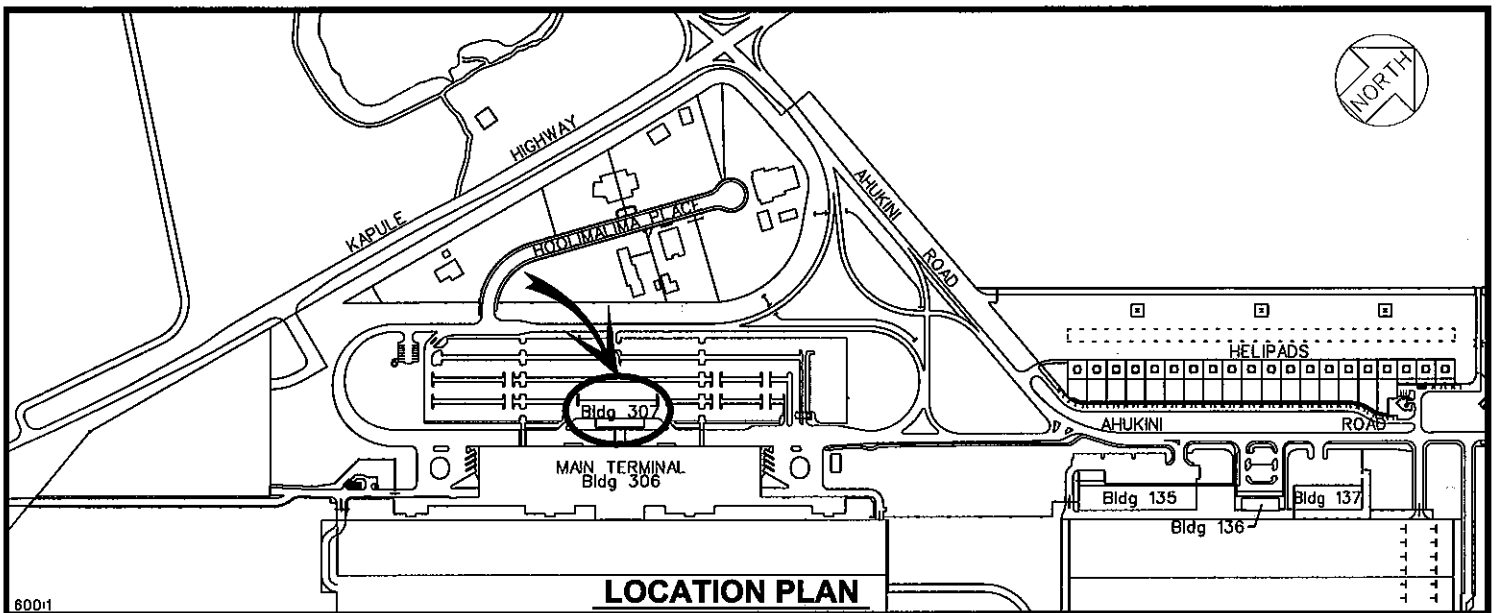


DATE : JANUARY 2008

EXHIBIT: **E-11**

<p>Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>307110</p> <p>PLAT C2, D2, 45</p>
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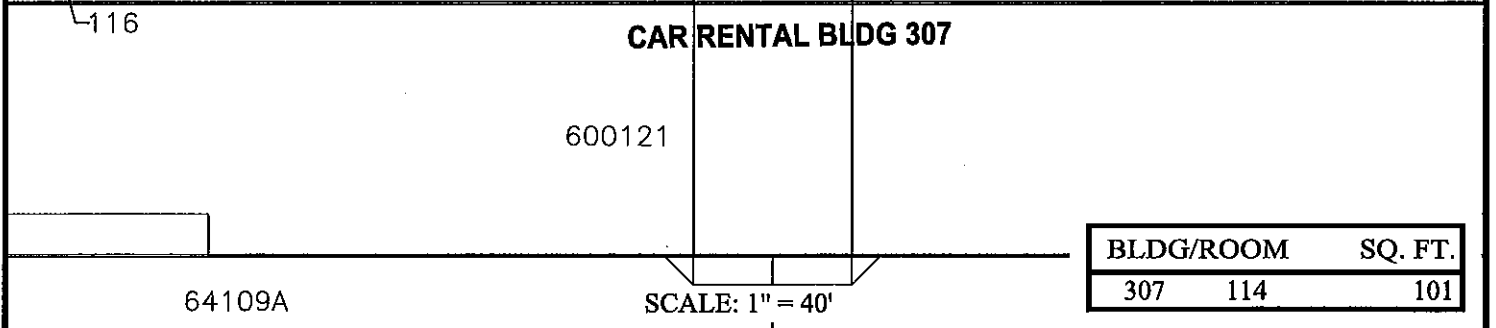
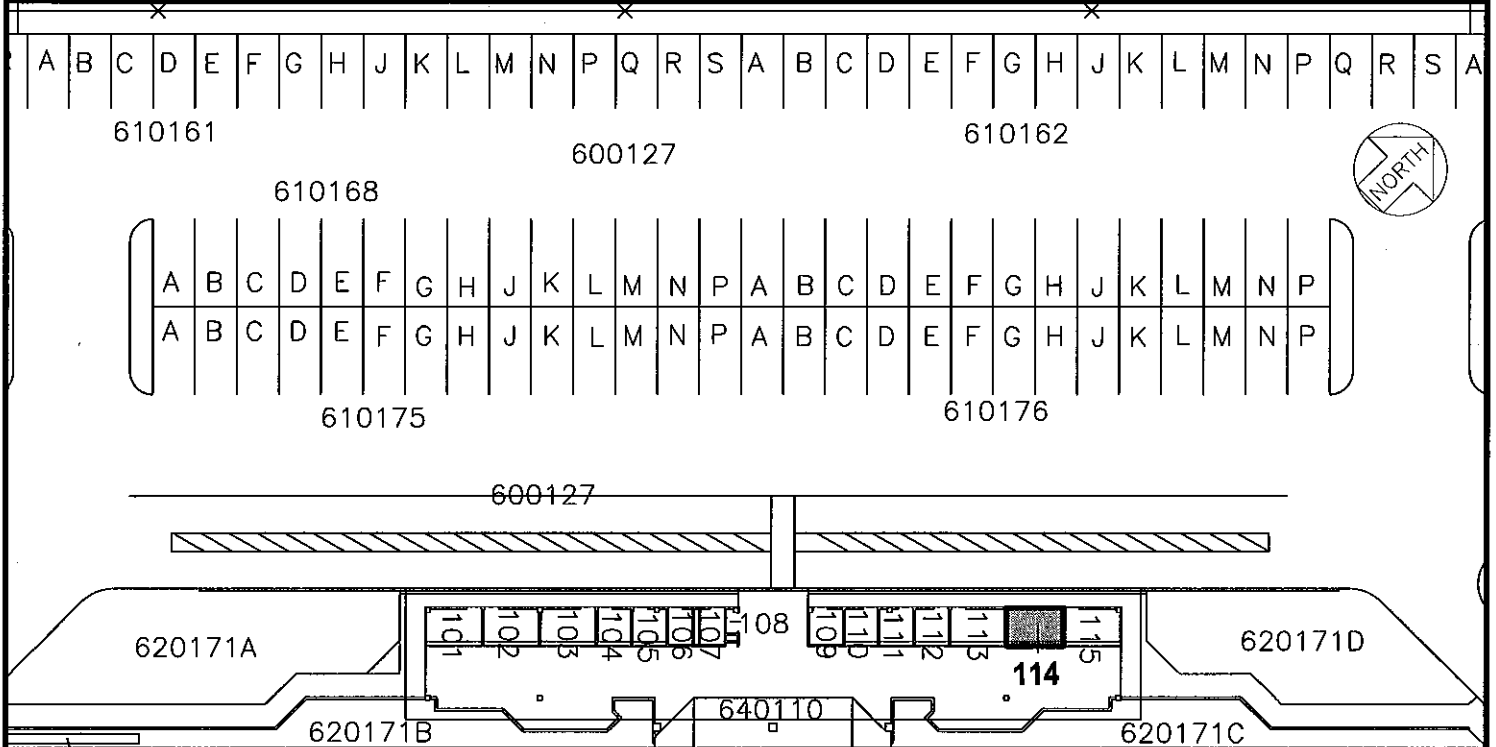
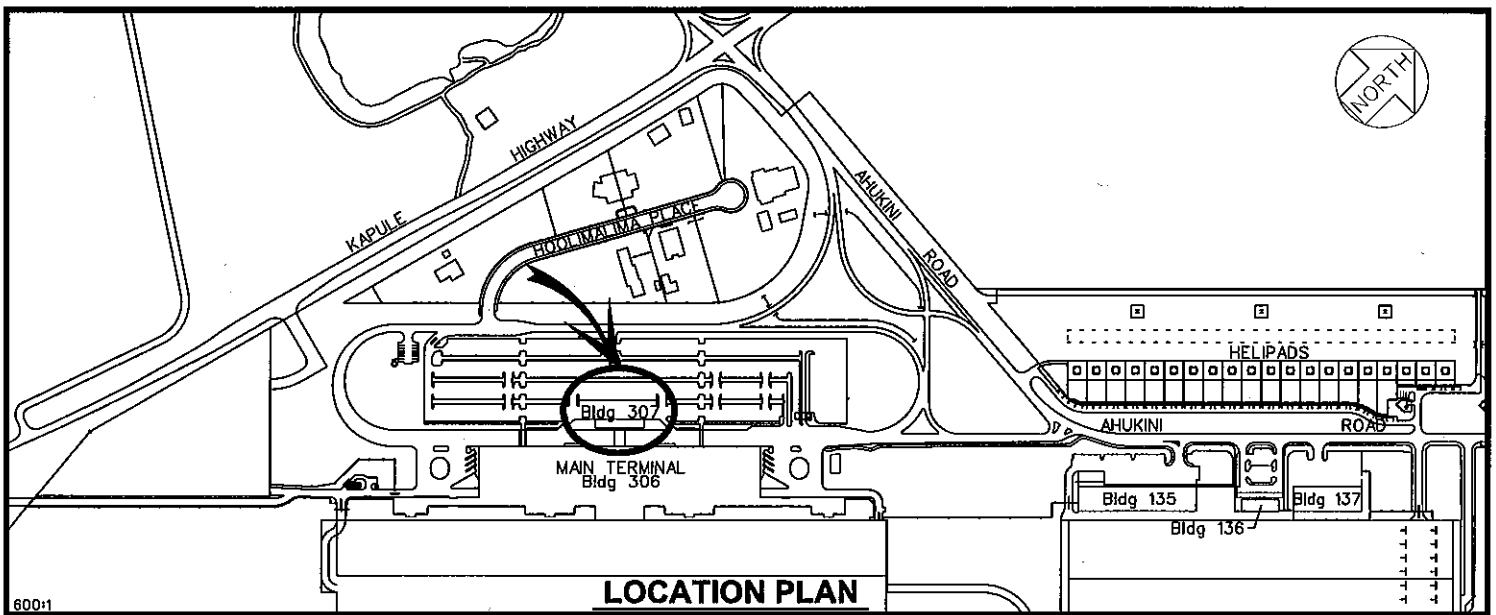
**LIHUE AIRPORT**

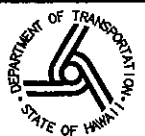


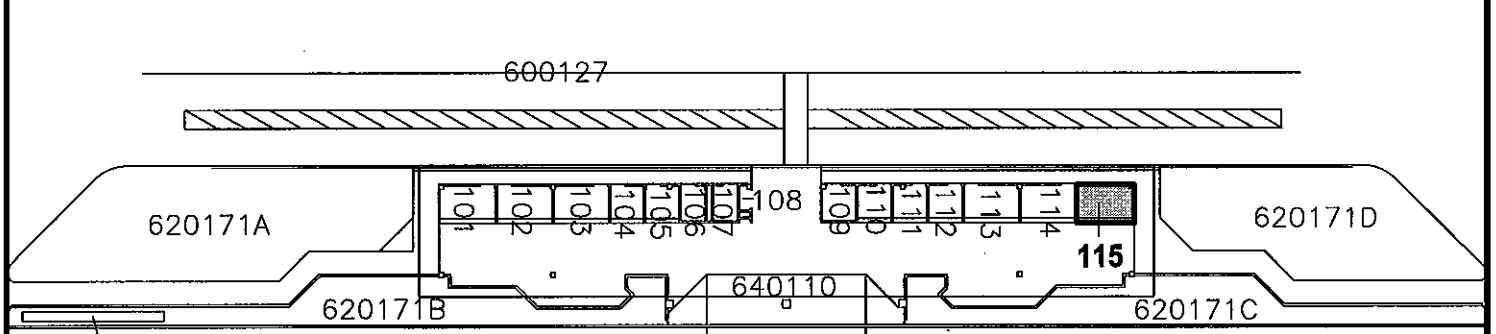
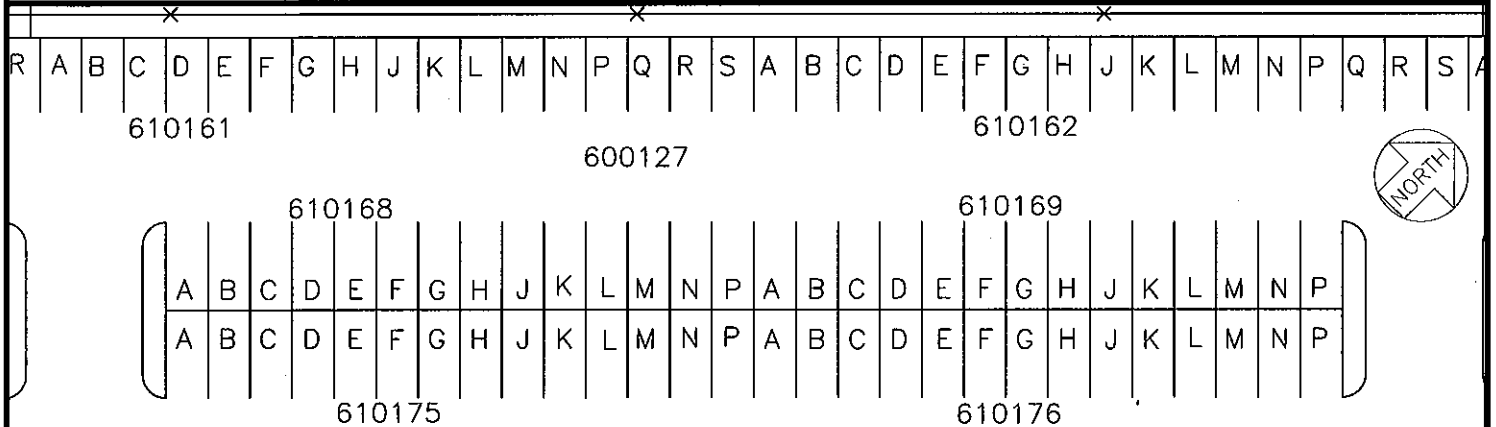
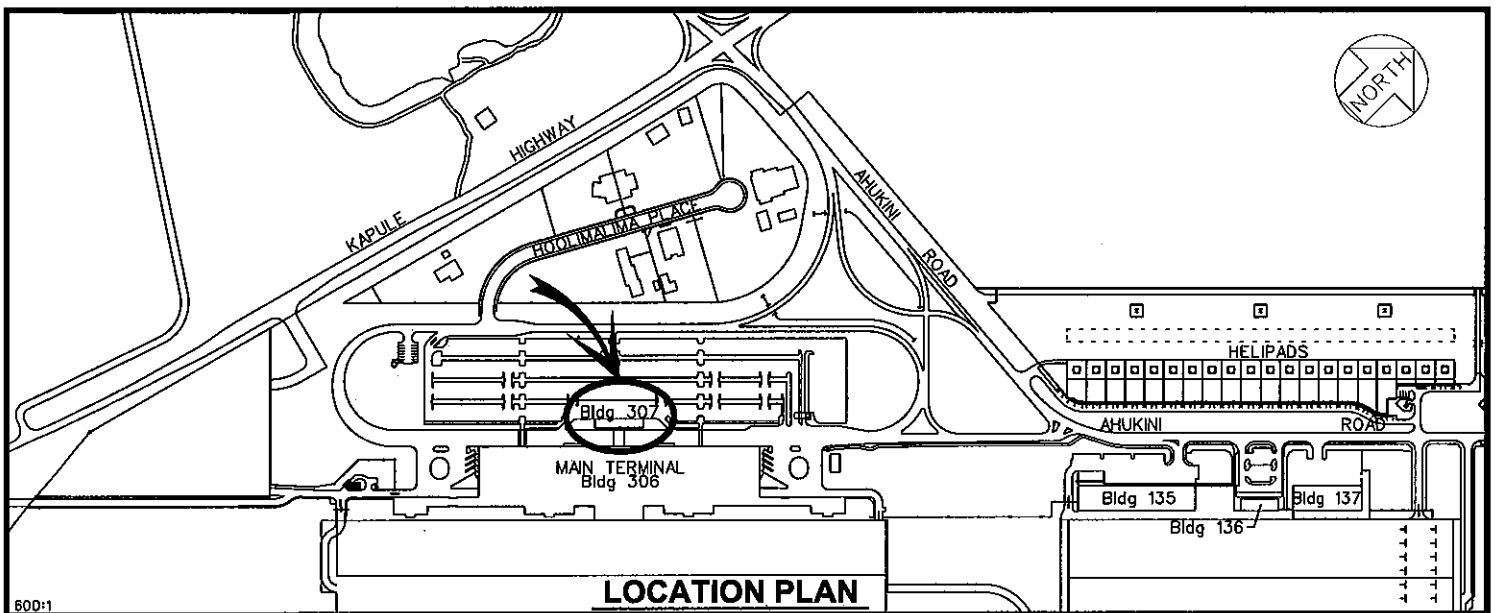
DATE : JANUARY 2008 EXHIBIT: **E-12**

<p>Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>307113</p> <p>PLAT D2, 45</p>
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 <p>Airports Division</p>	<p>RENT-A-CAR COUNTERS</p>	<p>RAC SPACES LOCATIONS</p>	<p>307114</p> <p>PLAT D2, 45</p>
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**CAR RENTAL BLDG 307**

600121

64109A

SCALE: 1" = 40'

BLDG/ROOM	SQ. FT.
307 115	102

DATE : JANUARY 2008

EXHIBIT: **E-14**



Airports Division

RENT-A-CAR COUNTERS

RAC SPACES LOCATIONS

307115

PLAT D2, 45

**LIHUE AIRPORT**

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